



CITY OF LODI COUNCIL COMMUNICATION

AGENDA TITLE: Adopt a resolution authorizing the City Manager to allocate Public Benefit Program funds to create the *Lodi Residential New Construction Pilot Project* (\$80,000) (EUD)

MEETING DATE: December 15, 2004

PREPARED BY: Electric Utility Director

RECOMMENDED ACTION: That the City Council adopt a resolution authorizing the City Manager to allocate Public Benefit Program funds to create the *Lodi Residential New Construction Pilot Project* (\$80,000).

BACKGROUND INFORMATION: The *Lodi Residential New Construction Pilot Project* has the potential to impact three hundred (300) new single-family dwellings in Lodi. These 300 homes are set to be built, and occupied, during the calendar year 2005.

This new pilot project (if successful in 2005, Electric Utility staff would be desirous of making the program a "permanent" element in the residential rebate programs sector) requires mandatory charge and air flow of the new home's heating and air conditioning system. Participating home builders would require their selected mechanical contractor complete system load design calculations, room-by-room air flow designs, as well as the results of the air flow testing (once the mechanical system is installed and the home is completed).

For the past fourteen months, the City of Lodi Electric Utility has maintained the Lodi House-As-A-System Inspection Program. This Public Benefits-funded effort was created to assess the efficiency and effectiveness of the mechanical systems inside existing single-family dwellings. The pilot project will address only new homes here in Lodi. Approximately 70 percent of the homes tested under the Lodi House-As-A-System Inspection Program have failed the charge and air flow testing. By incorporating tighter design standards for new homes now, it is anticipated that in ten or fifteen years, the mechanical systems will still be operating effectively and efficiently.

To promote the new program, the developers will receive a financial incentive for all homes developed in their subdivision or project. For each new home that passes the mechanical system charge and air flow test, the incentive/rebate will be \$250 per home. The proposed budget for the *Lodi Residential New Construction Pilot Project* is \$80,000, funded through the Public Benefits Program. Of that amount, \$5,000 will be utilized for marketing and outreach of the program, and the remaining \$75,000 will be utilized for the developer incentive/rebate element (300 homes X \$250.00 = \$75,000).

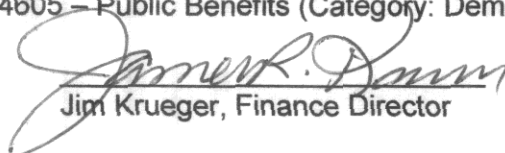
APPROVED:


Janet S. Keeter, Interim City Manager

Electric Utility staff respectfully recommends approval of the *Lodi Residential New Construction Pilot Project* as a qualifying component of the City of Lodi Public Benefits Program, under the category of demand-side management (energy conservation).

FUNDING: 164605 – Public Benefits (Category: Demand-side Management)

Funding Approval:


Jim Krueger, Finance Director


Alan N. Vallow
Electric Utility Director

PREPARED BY: Rob Lechner, Mgr. Customer Service & Programs

ANV/RL/ mdw

RESOLUTION NO. 2004-276

A RESOLUTION OF THE LODI CITY COUNCIL AUTHORIZING
THE CITY MANAGER TO ALLOCATE PUBLIC BENEFITS
PROGRAM FUNDS TO CREATE THE LODI RESIDENTIAL
NEW CONSTRUCTION PILOT PROJECT

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WHEREAS, the state has mandated that beginning January 1, 1998, the City of Lodi is obligated to fund various programs through a Public Benefits Charge (PBC) based on an historical electric revenue requirement; and

WHEREAS, the requirement amounts to approximately \$1 million per year that must be dedicated to qualifying programs such as energy efficiency. A further stipulation is that these efforts must be done on the customer's side of the meter in order to qualify; and

WHEREAS, the City of Lodi's Public Benefits Program is comprised of four segments or customer groups: commercial/industrial, residential, community/non-profit, and municipal; and

WHEREAS, this request for Public Benefits Program funds in the amount of \$80,000 is specifically designed to create a new residential program called the Lodi Residential New Construction Pilot Project, requiring mandatory charge and air flow of a new home's heating and air conditioning system. Participating home builders would require their selected mechanical contractor complete system load design calculations, room-by-room air flow designs, as well as the results of the air flow testing (once the mechanical system is installed and the home is completed); and

WHEREAS, this pilot project will address only new homes in Lodi, and by incorporating tighter design standards for new homes now, it is anticipated that in 10 or 15 years the mechanical systems will still be operating effectively and efficiently; and

WHEREAS, to promote the new program, the developers will receive a financial incentive for each new home that passes the mechanical system charge and air flow test; the incentive/rebate will be \$250 per home; and

WHEREAS, the proposed budget for the *Lodi Residential New Construction Pilot Project* is \$80,000, funded through the Public Benefits Program. Of that amount, \$5,000 will be utilized for marketing and outreach of the program, and the remaining \$75,000 will be utilized for the developer incentive/rebate element for approximately 300 homes in 2005.

WHEREAS, Electric Utility staff recommends approval of the *Lodi Residential New Construction Pilot Project* as a qualifying component of the City of Lodi Public Benefits Program, under the category of demand-side management (energy conservation).

NOW, THEREFORE, BE IT RESOLVED that the Lodi City Council does hereby authorize the City Manager to provide a Public Benefits Program grant in the amount of \$80,000 to create and fund the Lodi Residential New Construction Pilot Project.

Dated: December 15, 2004

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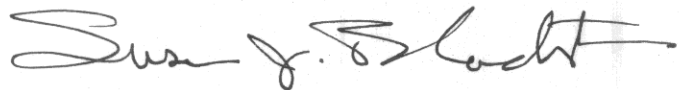
I hereby certify that Resolution No. 2004-276 was passed and adopted by the Lodi City Council in a regular meeting held December 15, 2004, by the following vote:

AYES: COUNCIL MEMBERS – Hansen, Hitchcock, Johnson, Mounce, and
Mayor Beckman

NOES: COUNCIL MEMBERS – None

ABSENT: COUNCIL MEMBERS – None

ABSTAIN: COUNCIL MEMBERS – None

A handwritten signature in black ink, appearing to read "Susan J. Blackston", with a stylized flourish at the end.

SUSAN J. BLACKSTON
City Clerk